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THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to:

Thomas E. Schoenheit, Esquire
Family Dollar Stores, Inc.
Post Office Box 1017
Charlotte, NC 28201-1017
Phone: (704) 847-6961

8/33
FortWorth#301590.doc

STATE OF TEXAS

SHORT FORM LEASE

COUNTY OF TARRANT

THIS LEASE AGREEMENT ("Lease") is made and entered into this 9th day of February, 2009, by and between HICKSVILLE PROPERTIES, INC. d/b/a U.S. REALTY GROUP, INC., a New York corporation ("Landlord"), and FAMILY DOLLAR STORES OF TEXAS, LLC, a Texas limited liability company ("Tenant")

W I T N E S S E T H

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord, that certain premises situated in the Landlord's Shopping Center located on the northwestern corner of the intersection of East Lancaster Avenue and Grandview Drive, in the City of Fort Worth, County of Tarrant, State of Texas, and being that space including the roof and exterior walls that contains approximately 11,300 (100' x 110' plus 30' x 10' irregular) square feet (the "Demised Premises"). The Demised Premises are shown cross-hatched on Exhibit A - Site Plan. For the purpose of this Lease, the Shopping Center will be defined as that portion of Exhibit A - Site Plan owned by Landlord. As of the date of this Lease, Landlord owns everything shown on Exhibit A - Site Plan except as specifically noted on Exhibit A - Site Plan. Tenant and its employees and invitees are also granted the non-exclusive right to use the parking, service and access areas shown on Exhibit A - Site Plan.

Tenant will have and hold the Demised Premises for an initial term ending on the 30th day of June, 2014, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for three (3) successive periods of five (5) years each unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Shopping Center.



Furthermore, the Landlord has agreed and does hereby agree, in accordance with the terms of the Lease, that Landlord will not build any buildings in the No Build Area shown on Exhibit A - Site Plan, that all of said No Build Area shall remain as paved, marked and lighted parking area for the duration of this Lease; that all areas shown on Exhibit A - Site Plan as paved and lighted service or access areas will always be devoted to such indicated uses, and that the Lease contains certain restrictions with respect to certain non-retail, parking-intensive uses.

Landlord's Address:

HICKSVILLE PROPERTIES, INC.
d/b/a U.S. REALTY GROUP, INC.
Post Office Box 83
Glen Rock, NJ 07452

Tenant's Address:

FAMILY DOLLAR STORES OF TEXAS, LLC
P. O. Box 1017
Charlotte, NC 28201-1017
Attn: Lease Administration Department

ATTEST:

LANDLORD
HICKSVILLE PROPERTIES, INC., d/b/a U.S. REALTY
GROUP, INC.



Print Name: RONALD W. ROGERS
Title: Secretary

By: 

Name: PETER V. ROGERS
Title: VICE PRESIDENT

ATTEST:

TENANT
FAMILY DOLLAR STORES OF TEXAS, LLC
By: Family Dollar Holdings, Inc.
Its Managing Member



Thomas E. Schoenheit
Assistant Secretary

By: 

Thomas M. Nash
Senior Vice President
Real Estate Development



STATE OF Illinois

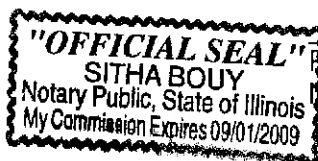
COUNTY OF Lake

NOTARY

I, Sitha Bouy, a Notary Public in and for the aforesaid State and County, do hereby certify that Peter V Rogers personally appeared before me this day and that by the authority duly given and on behalf of HICKSVILLE PROPERTIES, INC. d/b/a U.S. REALTY GROUP, INC., the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 18th day of February, 2009.

My Commission Expires: 2/1/09



Sitha Bouy
Printed Name: Sitha Bouy
Notary Public

STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Darnell A. Stallings a Notary Public in and for the aforesaid State and County, do hereby certify that THOMAS M. NASH and THOMAS E. SCHOENHEIT, Senior Vice President-Real Estate Development and Assistant Secretary, respectively, of FAMILY DOLLAR HOLDINGS, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, as Managing Member of FAMILY DOLLAR STORES OF TEXAS, LLC, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 9th day of February, 2009.

My Commission Expires: 08/08/2009

Darnell A. Stallings
Darnell A. Stallings
Notary Public



APPROVED
DL - 2/16/09

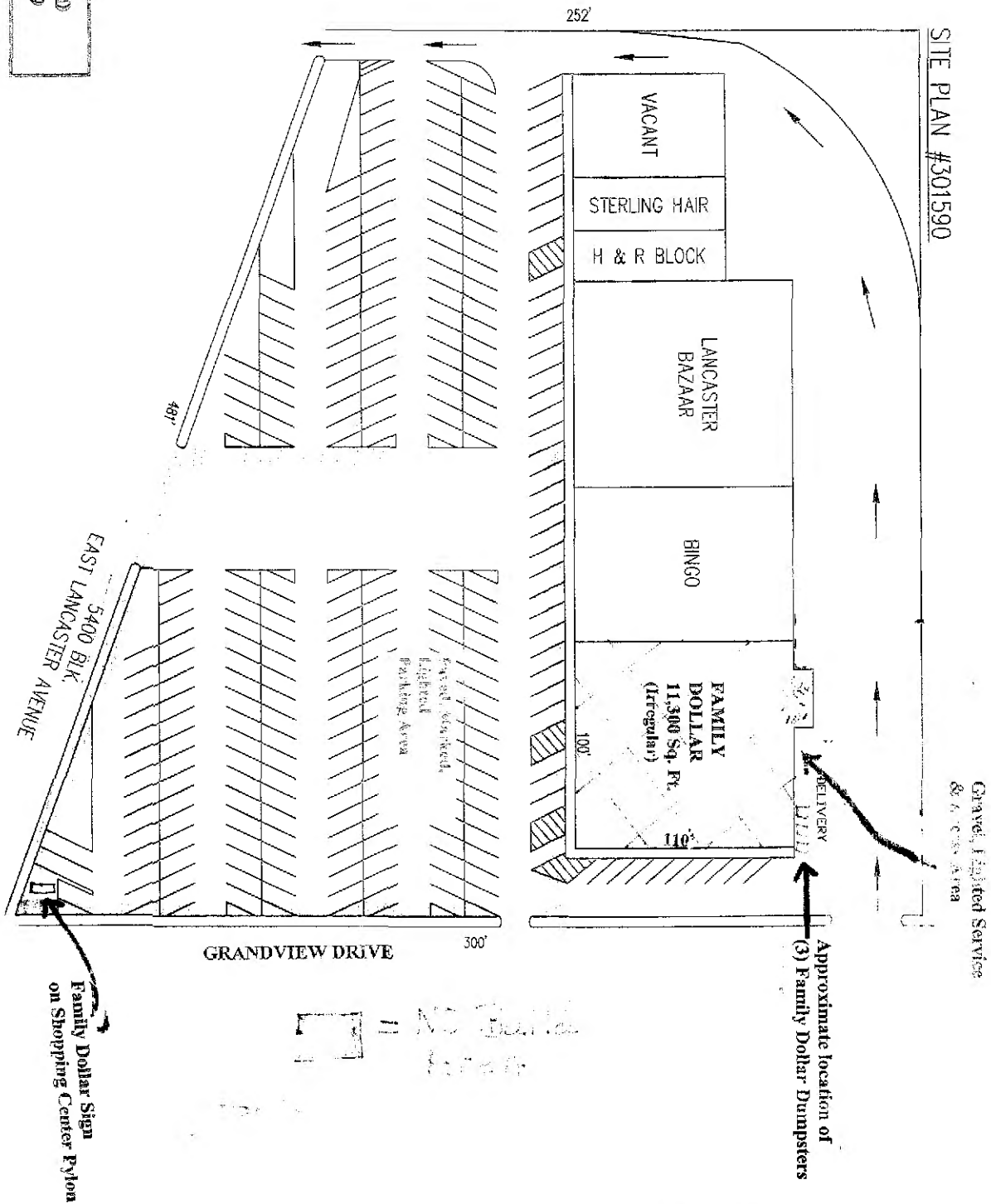


Exhibit A-Site Plan
Short Form Lease Dated: 2-9-09
Project #301590
Location: Ft. Worth, TX
Landlord: PVR Tenant: ACW

Legal Description of Shopping Center:

Tarrant County

Fort Worth, Texas

Forty Oaks Addition

Block B

Lot 3

Parcel Address of Shopping Center:

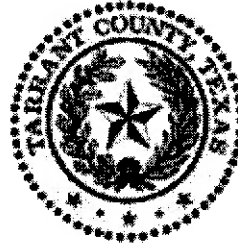
5405 – 5425 East Lancaster Avenue

Fort Worth, Texas 76112

Street Address of Demised Premises:

5425 East Lancaster Avenue

Fort Worth, Texas 76112



THOMAS E SCHOENHEIT ESQ
PO BOX 1017

CHARLOTTE NC 28201

Submitter: FAMILY DOLLAR

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 08/17/2009 01:37 PM

Instrument #: D209219673

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\$32.00

By: _____



D209219673

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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